

PET AGREEMENT
PLEASE SUPPLY A PHOTO OF EACH PET

NOTE: CARPET FRESH AND POWDER DEODORIZERS ARE NOT TO BE USED ON THE CARPET. THEY CAN NOT BE VACUUMED FROM THE CARPET AND IF USED THE CARPET IS CONSIDERED RUINED AND WILL BE REPLACED AT YOUR EXPENSE.

THIS PET AGREEMENT TAKES PRESIDENT OVER ANY OTHER PART OF THE LEASE AGREEMENT.

TENANTS UNDERSTAND PERMISSION IS GRANTED ONLY FOR THE PETS DESCRIBED BELOW, NO OTHER PETS, OFFSPRING, OR GUESTS/VISITING PETS ARE ALLOWED WITHOUT PRIOR MANAGERMENTS PERMISSION.

If you have a dog renters insurance is required with a copy given to management. An extra CHARGE of \$50.00 per month will be charged or any part there of, if the tenant fails to provide proof of insurance.

There is a monthly charge of \$ 30.00 for each ADDITIONAL dog or cat.

PLEASE SUPPLY A PHOTO OF EACH PET						
NAME	BREED	COLOR	WEIGHT	HEIGHT	AGE	
1.						
2.						
3.						
4.						
NAME _____ TELEPHONE # _____						
ADDRESS _____ OF PERSON WHO UPON ONE HOURS						
NOTICE WILL REMOVE AND CARE FOR THE PET(S) IN EVENT OF						
RESIDENT'S SUDDEN ILLNESS, INJURY, DEATH OR ABSENCE OR OTHER						
SUCH EMERGENCY. IF TENANT 'S EMERGENCY PERSON CAN NOT BE						
CONTACTED AND THE PET(S) APPEARS TO BE ABANDONED THE NEAREST						
ANIMAL SHELTER WILL BE CONTACTED TO REMOVE THE PET(S).						

The house you are going to occupy may have had pets residing in the past. You are assuring HOUSE MANAGEMENT that their PETS (dog /cat) are house trained and well behaved. That the dogs are kenneled or caged during times that supervision isn't present. If the dog is caged the dog will not cause damage.

The tenant is responsible for any and all damage caused by or from the pets. Any surface that is damaged by urine is considered destroyed and will be replaced and charged to the tenant. Carpet, wall and floor, replacement and or decontamination are charged on the following basis.

1. All costs for removal of carpet, walls or floors the tenant pays 100%.
2. All clean up deodorizing and sealing or refinishing of floors or affected areas tenant pays 100%.

3. Tenant agrees to keep pet(s) from causing any annoyance or discomfort to others and will remedy immediately any complaints made through the neighbors, or management.
4. Carpet replacement- is charged at a prorated basis upon the life (20 years) of the carpet.
5. Tenant agrees that management reserves the right to revoke permission to keep pet(s) should tenant break this agreement.

LITTER BOXES- THERE SHALL BE A LITTER BOX FOR EACH CAT PLUS ONE. IF YOU HAVE TWO CATS YOU NEED THREE LITTER BOXES. FOR YOUR CATS LITTER BOX THERE SHALL BE A RUBBER MAT PLACED UNDER THE BOX THAT EXTENDS AT LEAST SIX INCHES FROM THE BOX ON ALL SIDES, THIS IS SO ANY ACCIDENTS ARE CAUGHT BY THE MAT. LITTER BOXES SHALL BE CLEANED DAILY.

Tenant agrees to dispose of pet droppings immediately by sealing them in a zip lock bag and depositing them in a proper container.

If there is found more than five (5) piles of excrement tenants pet fee will increase monthly by one dollar per pile over five, i.e. if twenty piles are found your monthly pet fee will increase by \$ 15.00 per month.

Excessive wear of the yard or excessive digging isn't acceptable. Pets in either case must be trained to alter their behavior and tenant must constantly maintain the yard. Or the pet should be allowed to run or chained in a certain area. The money the tenant pays covers the privilege of having the pets reside in the home. It does not cover any damage or cost of repair.

If a pet leaves or pets are added please inform us and we will adjust the rent. Before an additional pet is added please discuss it with us first and we will confirm in writing of our decision. The pet is required to have all medical shots and licenses that are required by law, AND PROVIDE PROOF TO MANAGEMENT. The tenant is required to follow all law governing pets by the city THEY RESIDE and any other governmental agency. In the past HOUSE MANAGEMENT has had to do little to enforce the above policies and the tenants have seldom been charged for pet damage, you know if the property is clean and if your pets is causing damage.

IF YOU HAVE A DOG YOU MUST KEEP THE DOG FROM URINATING ON THE air conditioning unit. In less than a year dog urine can destroy the outside cooling unit; the cost to you is over \$ 2,000.00. YOU must provide a fence, guard/means to keep the dog far enough away so when they urinate it does not destroy the air conditioning unit. Said fence must also allow air to flow to the air conditioner so the unit will work properly.

Tenant _____ Tenant _____ HOUSE MANAGEMENT LLC _____ DATE _____